King County Benchmarks 2003 Land Use

The Eighth Annual Report on Progress in Implementing the King County Countywide Planning Policies

Benchmarking as a Strategy for Change:

King County Leads the Way

Throughout the United States and Canada - even as far away as Japan - people are inquiring about the King County Benchmark Program. As one of the first and most durable efforts at monitoring outcomes in the public sector, this program has provided an example to other government bodies. It demonstrates how measurement of broad quality-of-life outcomes can help determine if public policy and programs are making a difference.

The purpose of King County's Benchmark Program is to provide the Growth Management Council and other users with a method for:

- Evaluating the progress of the County and its jurisdiction in managing growth, and in
- Implementing the goals outlined in the Countywide Planning Policies

It is a strategy for a change: it alerts us to what we are doing well, and to where we need to do better. As such, it is intimately connected to both the policy goals that it monitors, and to the strategic planning, programs, and services that

(*Continued on page sixteen)*

Highlights: Indicators Show Efficient Use of Urban Land; Protection of Rural Area

- Within the urban area of King County, 53% of all new residential permits issued in 2002 were on redevelopable land. This trend is key to growth management, because it indicates that urban land is being used efficiently, and that sprawl is being contained through use of infill development.
- Since 1996, the proportion of new development taking place in the rural areas has been cut in half - from about 8% in 1996 to 4% in 2002.
- From 1999 to 2001, King County exceeded its goal that 25% of residential units would be located in Urban Centers. However, in 2002, only 18% of new units were in Urban Centers, and nearly all of it was in Seattle and Bellevue rather than in the suburban Urban Centers.
- Urban land is being consumed at about half the rate of urban population growth.
- There has been marked improvement in the achievement of planned densities in KIng County's urban areas.
- Parks acreage in urban King County has increased by about 8% since 1996, while the urban population grew by just 7%.
- We are maintaining our resource lands. Total acres of forest and farmland remains about the same as in the mid-1990s

Same Benchmarks, New Format

The King County Benchmark Program is in its eighth year of publishing an annual report on progress in meeting the Countywide Planning goals. This year it comes to its readers in a new bi-monthly format. This format is experimental and will be evaluated in mid-2004. It will consist of five issues, of which this is the first. The Economic Indicators will be published in October, the Affordable Housing in December, with Transportation and Environmental Indicators to follow in February and April of 2004.

Indicator Flags

- **There has been a long-term trend in a positive direction, or most recent data shows a market improvement**
- **There has been little significant movement in this Indicator, or the trend has been mixed**
- There has been a long-term negative trend, or the most recent data shows a significant downturn
- There is insufficient reliable data for this Indicator

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Encourage a Greater Share of Growth in Urban Areas and Urban Centers; Limit Growth in Rural/Resource Areas

Indicator 30: Percent of New Housing Units in Urban Areas, Rural Areas, and Urban Centers

Countywide Planning Policy Rationale

"The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development. Urban Growth Areas, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted.....Urban Centers are expected to account for...one quarter of the household growth over the next 20 years." *(CPP FW-6 & IIID2; Also FW 9-10, LU-26, 40, FW-66.)*

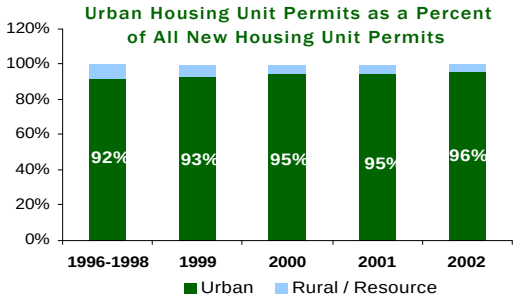
Indicator 30 measures King County's progress in increasing the proportion of new housing that is built within urban areas, and reducing the proportion in rural areas. It also monitors residential development in the 14 designated Urban Centers of the County, two of which were designated in the past year.

Key Trends

Rural vs. Urban Growth

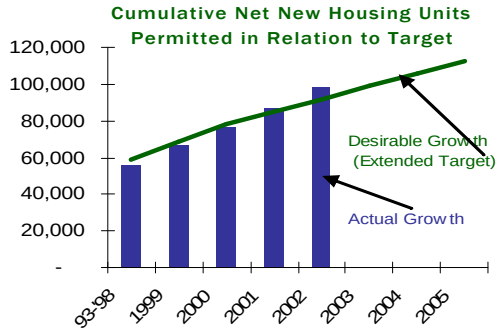
- The percent of development in the urban area of King County has gradually increased to about 96% in 2002, with just 4% occurring in the rural/resource areas. In comparison to the 1996 – 1998 period, the proportion of new development taking place in the rural areas has been cut in half.

Fig. 30.1



Countywide Growth and the New Target

Fig. 30.2



Extended Target: By 2022, a total of about 230,000 net new housing units should be built in King County, including those built from 1993 - 2000.

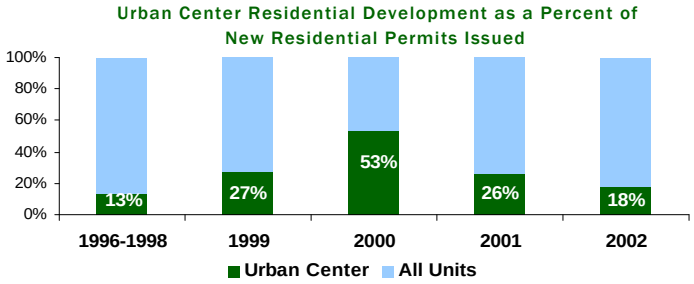
- Countywide residential growth continues to meet or slightly exceed the newly-adopted 22-year growth target.
- Total new residential development increased about 2% over the 2001 level, at just under 11,000 new units permitted. Despite the recession, permit levels have remained fairly consistent since 1996. *(See Fig. 30.5 for city and sub-region detail).*

Growth in Urban Centers

Urban Centers in King County are "areas with concentrated housing and employment, supported by high capacity transit and...retail, recreational, public facilities, parks and open space."

- From 1999 to 2001 King County exceeded its goal that 25% of new residential permits would be located in Urban Centers. In 2002, just 18% of new residential permits were issued for Urban Centers.

Fig. 30.3



- Nearly all of the 2002 growth in Urban Centers was in Seattle's five Urban Centers and in Bellevue.
- Bellevue's center had moderate growth with 252 new units, but centers in the suburban cities are not showing continued residential growth during this recession period.

Fig. 30.4

Net New Units Permitted and Total Existing Units in Urban Centers

	Existing Units by end of 2000	Existing Units by end of 2001 (Corrected by Cities)	Net New Permits in 2002	Existing Units + Net New Permits in 2002
Seattle	**52,006**	**54,414**	**1708**	**56,122**
First Hill/Capital Hill	*23,531*	*24,183*	*393*	*24,576*
Downtown	*12,852*	*14,344*	*1060*	*15,404*
Northgate	*3,650*	*3,665*	*15*	*3,680*
University	*6,898*	*6,917*	*144*	*7,061*
Uptown	*5,075*	*5,305*	*96*	*5,401*
Auburn**				**900**
Bellevue	**2,709**	**3,068**	**252**	**3,320**
Federal Way*	**892**	**892**	**0**	**892**
Kent	**658**	**572**	**0**	**572**
Kirkland/Totem Lake**				**2,944**
Redmond	**1,324**	**1,324**	**0**	**1,324**
Renton	**1,015**	**1,051**	**-2**	**1,049**
SeaTac	**4,085**	**4,085**	**1**	**4,086**
Tukwila	**2**	**2**	**0**	**2**
Total	**62,691**	**65,408**	**1,959**	**71,211**

**Federal Way has an urban core with no residential units. It has 892 units in its "urban frame" which surrounds the urban core.*

***Two new urban centers were designated in 2003: Totem Lake in Kirkland, and Downtown Auburn. The number is an estimate of residential units existing in each center at the time of designation.*

Fig. 30.5

Net New Housing Units Permitted in King County, 2001 - 2002

	Net New Units in 2001	Net New Units in 2002*	SUM 2001-2002	2001 - 2022 Adopted Target	Percent of 2022 Target Achieved in 2 years (9% of period)
SEA-SHORE SUB-REGION					
Lake Forest Park	9	11	20	538	4%
Seattle**	3,824	3,261	7,085	51,510	14%
Shoreline	63	104	167	2,651	6%
UKC - SS (N. Highline)	94	74	168	1,670	10%
Total for SeaShore	3,990	3,450	7,440	56,369	13%
SOUTH SUB-REGION					
Algona	16	41	57	298	19%
Auburn	165	78	243	5,928	4%
Black Diamond	7	4	11	1,099	1%
Burien	17	27	44	1,552	3%
Covington	222	353	575	1,173	49%
DesMoines	26	8	34	1,576	2%
Federal Way	32	201	233	6,188	4%
Kent	457	347	804	4,284	19%
Maple Valley	166	341	507	300	169%
Milton	1	-	1	50	2%
Normandy Park	5	91	96	100	96%
Pacific	14	99	113	996	11%
Renton	658	619	1,277	6,198	21%
SeaTac	20	35	55	4,478	1%
Tukwila	42	51	93	3,200	3%
UKC - South	697	1,112	1,809	4,935	37%
Total for South	2,545	3,407	5,952	42,355	14%
EAST SUB-REGION					
Beaux Arts	2	-	2	3	67%
Bellevue	509	381	890	10,117	9%
Bothell	26	121	147	1,751	8%
Clyde Hill	-	-	-	21	0%
Hunts Point	(1)	2	1	1	100%
Issaquah	499	200	699	3,993	18%
Kenmore	32	138	170	2,325	7%
Kirkland	225	195	420	5,480	8%
Medina	*(2)*	*(3)*	(5)	31	-16%
Mercer Island	63	82	145	1,437	10%
Newcastle	67	109	176	863	20%
Redmond	694	465	1,159	9,083	13%
Sammamish	465	528	993	3,842	26%
Woodinville	51	134	185	1,869	10%
Yarrow Point	-	-	-	28	0%
UKC - East	540	743	1,283	6,801	19%
Total for East	3170	3095	6,265	47,645	13%
RURAL CITIES SUB-REGION					
Carnation	0	1	1	246	0%
Duvall	208	86	294	1,037	28%
Enumclaw	28	59	87	1,927	5%
North Bend	7	-1	6	636	1%
Skykomish	0	0	-	20	0%
Snoqualmie	136	291	427	1,697	25%
UKC/ Rural City UGA's		7	7		
Total for Rural Cities	379	443	822	5,563	15%
TOTALS					
All Current Cities	8,753	8,459	17,212	138,526	12%
Urban Unincorp KC	1,331	1,936	3,267	13,406	24%
TOTAL URBAN AREA	**10,084**	**10,395**	**20,479**	**151,932**	**13%**
Rural KC***	513	441	954	6,000	
All Unincorp KC	1,884	2,377	4,261	na	
TOTAL	**10,597**	**10,836**	**21,433**	**157,932**	**14%**

**The number in this column is the number reported by the jurisdiction for buildable lands data tracking. It may differ slightly from the sum of the numbers reported for the Annual Growth Report. **Seattle reports net permits finaled, rather than net permits issued. ***There is no stated target for Rural King County. The number given is the difference between the urban area target and the overall County target.*

Indicator 30 (continued)

City and Sub-Region Progress

The original 20 year residential target ran from 1993 to 2012. In 2002 that 20 year target was evaluated, and a 22 year target, running from 2000 to 2022, was adopted. The line on Fig. 30.2 shows the original target up through 2000, and the new target from 2001 on. It assumes an equal distribution of growth in each year of the target period.

- Countywide we have achieved 14% of the newly-adopted residential target in the first two years of the 22 year period.
- Although there is wide variation in the degree of new development in each city, there is considerable consistency from one sub-region to another.
- Each sub-region has permitted between 13% and 15% of its 22 year target during these first two years. Two years represents about 9% of the target period.

What We Are Doing

- Preserving rural and resource areas from development through purchase of conservation easements for forest land that was slated for development.
- Refining and enforcing rural development codes to limit development, protect environmentally-sensitive areas, and maintain rural character.
- Allowing clustering of housing on constrained land, easing height restrictions, and providing other incentives to maximize net densities in appropriate urban areas.
- Promoting transit-oriented development in urban centers through city-county and private partnerships.
- Providing 10 years of tax exemption for new residential units in Auburn's Urban Center.
- Extending urban area targets to 2022 with an emphasis on sub-regional balance.

Issues

Residential development has slowed, or has never occurred, in most of the designated urban centers outside of Seattle. Some of this has been the result of the slowdown in the economy just as plans were ready to be implemented. The County and cities need to continue to seek ways to stimulate development in those urban centers, with the vision of bringing jobs, people, public transportation, and shopping into closer proximity in lively, pedestrian-oriented communities.

Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers; Limit Growth in Rural/Resource Areas

Indicator 31: Employment in Urban Areas, Rural / Resource Areas, Urban Centers, and Manufacturing / Industrial Centers

Countywide Planning Policy Rationale

"A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area....The lands within the Urban Growth Areas shall be characterized by urban development...[and] shall accommodate the 20-year projection of household and employment growth...Urban Centers are expected to account for up to one-half of employment growth...each Center shall have planned land uses to accommodate: a minimum of 15,000 jobs within one-half mile of a transit center....*(CPP FW-9, LU-26 & 40; IIID2. See also LU-59 & LU 68)*

Indicator 31 looks at the proportion of our new employment that is located in the urban area rather than the rural area, and at the proportion of new employment that is located in urban centers and manufacturing / industrial centers.

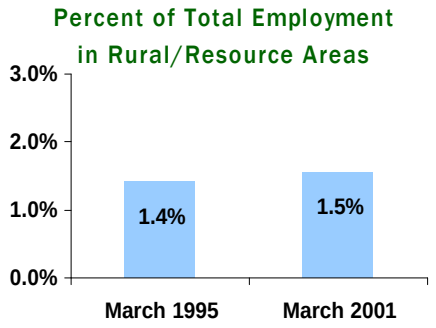
The intent is to foster employment growth in the urban areas, particularly the centers, rather than having it widely dispersed in more remote suburban and rural areas. This provides for a more effective public transportation system and better proximity of jobs to population centers. Residential growth in these same urban centers also brings people, jobs and commercial life closer together.

Key Trends

Employment in Urban vs. Rural Areas

- 98.5% of King County's employment is located within the urban growth area, while just 1.5% is in the rural area.

Fig. 31.1



- However, in 1995, the percentage of employment in the rural area was slightly lower at 1.4%, indicating that jobs in the rural area have increased a little faster than in the urban area.

Employment in Urban Centers

- From 1995 to 2001, 32% of all new jobs in King County were located in urban centers.
- The Countywide Planning Policies call for up to one half of employment growth to take place within the County's Urban Centers.

Fig. 31.2

Total Employment in Urban Centers

	March 1995	March 2001	Net Change in Jobs: 3/95 - 3/01	Percent Net Change 3/95 - 3/01
Auburn*	*See note below*			
Bellevue	23,088	31,945	8,857	38%
Federal Way	3,186	3,869	683	21%
Kent	3,100	3,364	264	9%
Kirkland/Totem Lake*	*See note below*			
Redmond**	4,025	13,275	9,250	230%
Renton	14,006	16,423	2,417	17%
SeaTac	7,064	9,345	2,281	32%
Seattle	226,913	268,725	41,812	18%
1st Hill/Cap. Hill	*32,028*	*38,122*	6,094	19%
Downtown	*139,954*	*168,503*	28,549	20%
Northgate	*9,467*	*11,467*	2,000	21%
Seattle Center	*16,726*	*16,241*	-485	-3%
Univ. District	*28,738*	*34,391*	5,653	20%
Tukwila	17,047	19,905	2,858	17%
Total Jobs in Urban Centers	298,429	366,850	68,421	23%
Total Jobs in King County	940,883	1,155,530	214,647	23%
Percent of New Jobs Created from 1995 - 2001 that are in Urban Centers			**32%**	

Auburn Downtown and Totem Lake-Kirkland were designated as Urban Centers during the past year. Auburn had a baseline of approximately 3,200 jobs **at the end of 2002, while Totem Lake had approximately 14,000. **A major employment center moved into Redmond Urban Center between 1995 and 2000. It is included in the 2001 figures.*

- Another 10% of new jobs were in Manufacturing / Industrial Centers. Together with the employment in the Urban Centers, about 42% of new jobs were located in the designated Centers.

Fig. 31.3

Total Employment in Manufacturing Centers

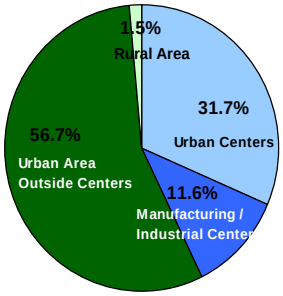
	1995	2000	2001	Net Change in Jobs 2000 - 2001	Net Change in Jobs: 1995 - 2001
Kent	13,924	16,203	15,146	(1,057)	1,222
Redmond: *Overlake*	10,308	20,144	26,087	5,943	15,779
Seattle	72,864	83,952	81,518	(2,434)	8,654
Duwamish	*58,700*	*69,601*	*66,372*	*(3,229)*	*7,672*
Interbay/Ballard	*14,164*	*14,351*	*15,146*	*795*	*982*
Tukwila	14,482	11,814	11,160	(654)	(3,322)
Total Jobs in Manufacturing Centers	111,578	132,113	133,911	1,798	22,333
Total Jobs in King County	940,883	1,151,217	1,155,530	4,313	214,647
Percent of New Jobs Created from 1995 - 2001 that were in Manufacturing Centers					**10%**

Indicator 31 (continued)

- The rate of job growth in the urban centers for the six-year period was 23% - the same rate as total employment growth in the County.
- Fig. 31.5 shows the percent of all jobs (not just new jobs) that are located in Urban Centers, in Manufacturing Centers, in other urban areas, and in the rural area. Although there has been a slight increase since 1995 in jobs in the urban centers and in the rural area, generally the allocation of jobs has not changed significantly in the six year period.

Fig. 31.4

Percent of Jobs by Type of Location: King County 2001



Outcome: Make Efficient Use of Urban Land

Indicator 32: Percent of New Residential Units Built Through Redevelopment

Countywide Planning Policy Rationale

"Development within the Urban Growth Area will be phased to promote efficient use of land.... growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized...and c) last, to areas requiring major infrastructure improvements....All jurisdictions shall develop neighborhood planning and design processes to encourage infill development and enhance the existing community character and mix of uses." *(CPP III.C2, LU-28 & 69, see also FW1, Step 8)*

One way to achieve efficient use of urban land is to redevelop urban land that had a pre-existing use. Often the pre-existing use was less than optimal for the location - such as a large, underused warehouse in a busy commercial area. In the residential context, the efficiency is gained by building at a higher density than the pre-existing use.

The 2002 King County Buildable Lands Report found that approximately 57% of the residential land supply in King County is redevelopable land, rather than vacant land. Inevitably, the supply of vacant land within the urban area will continue to shrink. Indicator 32 monitors the percent of our new housing that is actually being built on redevelopable land rather than vacant land.

Developers sometimes find vacant land more attractive because there are no demolition costs associated with it, but redevelopable land can also be attractive because of a prime location, or because infrastructure is likely to already be in place.

Key Trends

- Within the urban area of King County, 53% of all new residential permits issued in 2002 were on redevelopable land. This figure includes the urban unincorporated area of King County.

Fig. 32.1

Percent of New Housing Units Built Through Redevelopment by Sub-Area

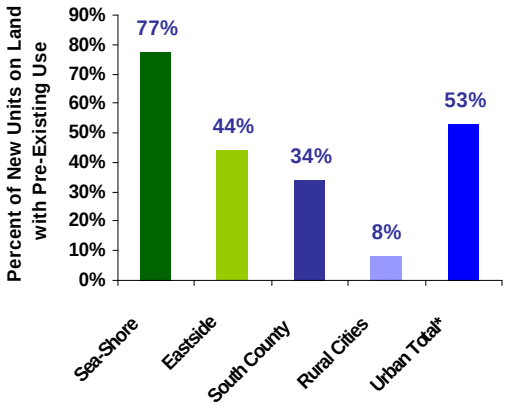
	1998	1999	2000	2002
Seattle-Shoreline	82%	87%	71%	77%
Greater East Side	19%	15%	20%	44%
South King County	2%	15%	36%	34%
Rural Cities	0%	0%	0%	8%
Urban Total*	13%		51%	53%
Unincorp KC*	32%	na	na	23%
Total County	17%	37%	46%	52%

*For 2000, the Urban Total Includes just the Cities, and Unincorp. KC refers to both urban and rural Unincorp. KC. For 2002 the urban areas of Unincorporated King County are included in the urban sub-regions, and the Urban Area Total refers to both cities and unincorporated areas within the Urban Growth Boundary. Only the rural area is included in the Unincorp. KC category.

- With the rural unincorporated area of King County included, 52% of all new residential development took place on redevelopable land.

Fig. 32.2

Percent of New Residential Units Built Through Redevelopment in 2002



- The older and more densely settled sub-region of Sea-Shore has the highest rate of redevelopment at 77%. This is as expected, since there is a very limited amount of vacant land left in this sub-region.
- Cities with a rate of redevelopment over 75% include Seattle, Shoreline, Kenmore, Bellevue, Kirkland, Mercer Island, Burien, and Normandy Park.
- The rural cities and their urban growth areas have the lowest rate of redevelopment - with most development occurring on vacant land.
- It is a challenge to accurately determine the rate of redevelopment in each of the jurisdictions, since there is no uniform tracking of pre-existing uses on parcels, when a new permit is issued. Monitoring of this indicator has improved greatly since 1996. Because earlier data sets were not as complete, it is not yet possible to establish a reliable trend.

Outcome: Make Efficient Use of Urban Land

Indicator 33: Ratio of Land Consumption to Population Growth

Countywide Planning Policy Rationale

"The land use pattern for the County shall protect the natural environment by reducing the consumption of land and concentrating development." *(CPP FW-6)*

Indicator 33 compares the rate of population growth to the consumption of new land for development during a given period. It is intended to answer the question of whether the remaining undeveloped urban land is being developed at a rate that is less than, or greater than, our rate of population growth. Since the goal is to use urban land efficiently, then a rate of land consumption lower than the rate of population growth is desirable.

Measurement of population growth is straightforward. Determining the rate of land consumption is more problematic for two reasons: 1) it is not easy to define what constitutes "consumption" of land (if a large wetland is preserved as part of a new plat, is that acreage "consumed" or "preserved" from development?); 2) there is not one unequivocal measure of whether land that is being developed is truly "newly-developed" (or vacant) land, or if it is at least partially "redeveloped".

The best surrogate measure for newly-developed land is the gross acreage of land that is formally-platted during a given period. Since some multi-family development also takes place on vacant land, without a formal platting process, we have included a percentage of the acres of multifamily development, in addition to the gross acreage of new plats. This combination should approximate the actual consumption of new land during the period studied.

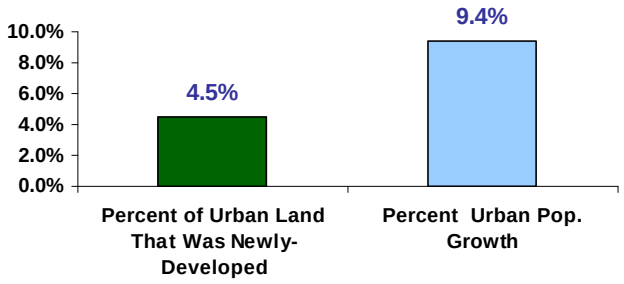
The consumption of land for commercial and industrial purposes is not included in this year's calculations, since C & I development data is not yet available for 2001 and 2002. Based on what we know of C & I development from 1996 to 2000, the inclusion of newly-developed C & I land would increase the rate of land consumption by less than 1%.

Key Trends

- From 1996 through 2002 urban land in King County was consumed at a slower rate than the rate of population growth. This indicates that we are using urban land efficiently as our population continues to grow.
- Urban population grew by about 140,000 persons during this seven year period, a rate of about 9.4% - or about 1.3% per year.
- Approximately 13,350 gross acres of land was newly-developed for residential purposes. This represents 4.5% of the existing urban land area, or 0.64% per year. In other words, the rate of urban land consumption is half the rate of urban population growth.
- The ratio of land consumption to population growth appears to be very healthy. However, when the consumption of land is compared to the available supply of urban residential land - about 50,100 gross acres in 2000 - it becomes evident that even greater efficiencies will be needed in the long run.
- As vacant urban land becomes scarcer, housing new residents and jobs on redevelopable land becomes a more attractive, and more cost-efficient alternative.

Fig. 33.1

Residential Land Development and Population Growth in Urban King County: 1996 - 2002



Outcome: Make Efficient Use of Urban Land

Indicator 34: Ratio of Achieved Density to Allowed Density of Residential Development

Countywide Planning Policy Rationale

"All jurisdictions shall make the decisions required to implement the Countywide Planning Policies and their respective comprehensive plans through development regulations.(CPP FW-1, Step 3) "In order to ensure efficient use of the land within the Urban Growth Area...each jurisdiction shall... establish a minimum density (not including critical areas) for new construction in each residential zone;"(CPP LU-66)

Another way to monitor the efficient use of urban land is to measure how close jurisdictions come to achieving the densities that their comprehensive plans call for in residential zones. For instance, if in an R-6 zone, the intention is to average approximately 5.5 dwelling units per acre, but actual development in that zone only achieves 4.5 dwelling units per acre, then we know that there is still room for improvement. On the other hand, if we find that we are building an average of 9.5 dwelling units per acre in a zone with a planned density of 8 dwelling units per acre, then we are surpassing our planned density in that zone.

(continued on next page)

Indicator 34 (continued)

Key Trends

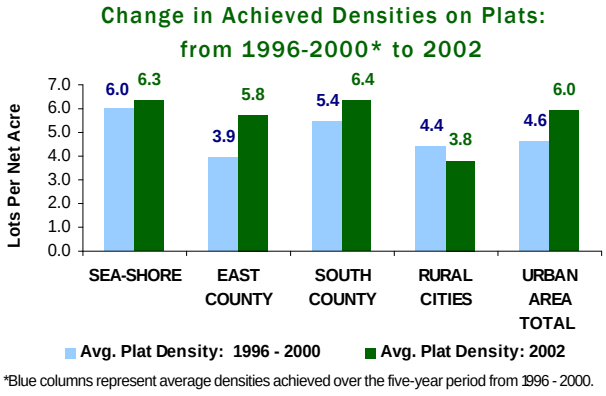
- There has been a marked improvement in the achievement of planned densities in 2002 when compared to the 1996 to 2000 period.
- This improvement has occurred in both the creation of new plats, and in new development permitted on existing lots.
- The improvement has happened in all sub-regions of the County with the exception of a few zone groups.
- King County jurisdictions have surpassed planned densities in much of their multifamily development.

As part of the five-year state-mandated report on buildable lands in King County, each jurisdiction reported the plat and permit densities they actually achieved in each zone for the 1996 – 2000 period. Figures 34.1 – 34.3 show the average densities achieved for that five-year period (blue column) and the densities achieved in 2002 (green column).

Plat Densities

- In every sub-region except the rural cities, the average plat densities achieved in all zones were higher in 2002 than in the earlier period.

Fig. 34.1



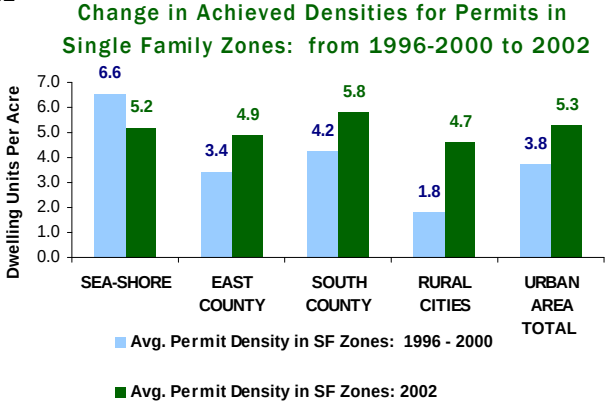
*Blue columns represent average densities achieved over the five-year period from 1996 - 2000.

- The urban region as a whole averaged 6.0 lots per acre on its new single-family plats in 2002. Six lots per acre is considered a benchmark of urban density for single family lots.

Permit Densities

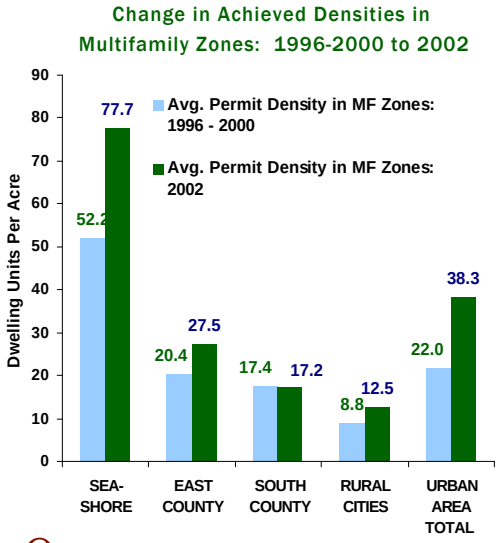
- Permits issued in single family zones in 2002 showed an increase in achieved densities in all regions of the County except for the Sea-Shore sub-region, which includes the already highly-urbanized areas of Seattle, Shoreline, and Lake Forest Park.

Fig. 34.2



- In multifamily zones, however, Sea-Shore has increased its achieved density to an average of 77.7 dwelling units per acre in 2002, from 52.2 dwelling units per acre during the 1996 – 2000 period.

Fig. 34.3



Overall, the cities and urban areas of King County are showing a clear trend toward achieving higher densities and more efficient use of land within the urban areas.

Zone by Zone Comparison

When achieved density is compared to the planned density in specific zone ranges, the accomplishment is more mixed.

Figures 34.4 – 34.7 (on the following page) show how achieved densities in each sub-region compare to the average planned density in that zone range. Because each jurisdiction has slightly different zones, zones have been aggregated in general density ranges for each sub-region of the County.

For instance, the lowest density category includes zones with planned densities from one to three dwelling units per acre. Achieved densities in those zones are compared to an average planned density of approximately two dwelling units per acre.

In general, newly-platted land (light blue column) has matched or exceeded the planned densities (green column) in each zone category. Newly-platted land is the best indicator of how successful current land use policies are in achieving efficient land use. Our success in developing new land at planned densities or higher is a positive signal for the future.

Indicator 34 (continued)

The Sea-Shore sub-region (Fig. 34.4) has relatively small amounts of plat activity, but it has done well in platting new land in accordance with its planned densities. Its permit activity in 2002 however, shows infill development taking place at lower than planned densities in most single family zones.

On the Eastside (Fig. 34.5), the picture is different. Plat densities nearly matched, or exceeded, planned densities in three out of five zone ranges, as well as overall. In the lowest density zones, and in the seven to nine DU /acre zones, plat development was less dense than planned.

The net densities achieved on new permits were slightly below planned densities in the low and mid-range zones, while in higher density zones (over seven DU per acre), permitted development occurred at higher than the planned density

Jurisdictions in the South sub-region (Fig. 34.6) achieved higher-than-planned densities on new plats in their low and high density single-family zones. But land was platted at slightly less than the planned density in their mid-range zones. The reverse was true with permitting activity in the South County, with the lowest and highest zones falling significantly short of planned density, but the mid-range zones building more densely than planned.

When all the single family zones in the South sub-region are considered together, achieved density on plats surpassed planned density, while permit development nearly equalled the planned densities.

The Rural Cities (Fig. 34.7) had very little plat activity in 2002. Permitted development occurred at higher densities than planned, with the exception of the lowest density zones.

Countywide Conclusions

Urban King County is making good progress on using urban land efficiently. In particular it has shown a marked improvement in 2002 over densities achieved in the 1996 – 2002 period. It has been remarkably successful in building at or beyond planned densities in high density single-family zones and in multifamily zones.

Issues

The one area in which improvement could be made is in building at planned density in lower- and mid-range single family zones. When land that is zoned for 2.5 DUs per acre is built at one DU per acre, considerable land supply is lost for more intense development, and overall urban densities become more difficult to achieve. This is evident in the result for the Rural Cities, where aggregated permit activity fell short of the overall planned density, despite the fact that planned densities were achieved or exceeded in all the zones designed for over three dwelling units per acre. A similar effect is evident in permit activity in the South Sub-Region.

Fig. 34.4

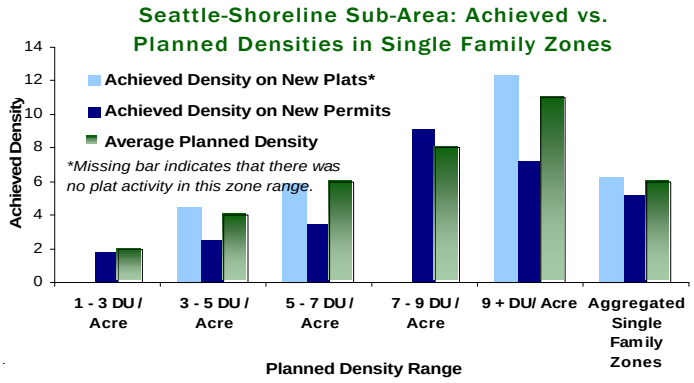


Fig. 34.5

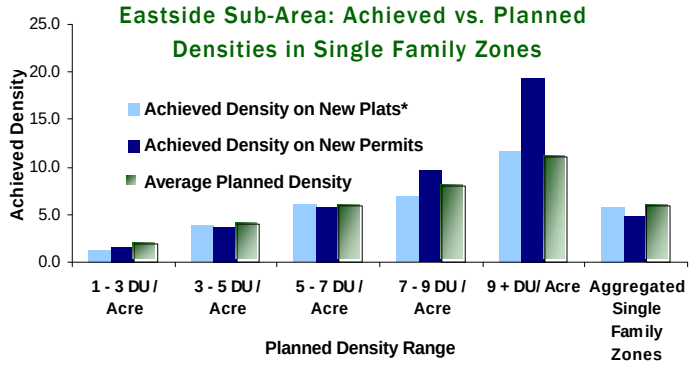


Fig. 34.6

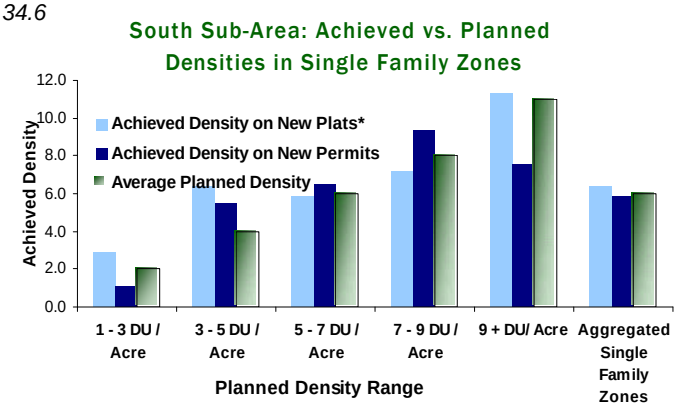
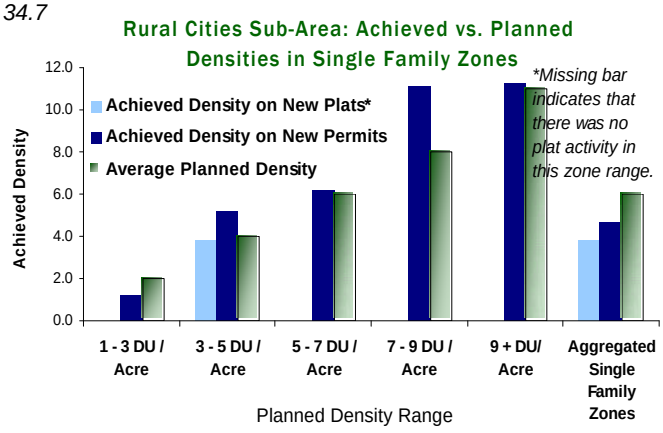
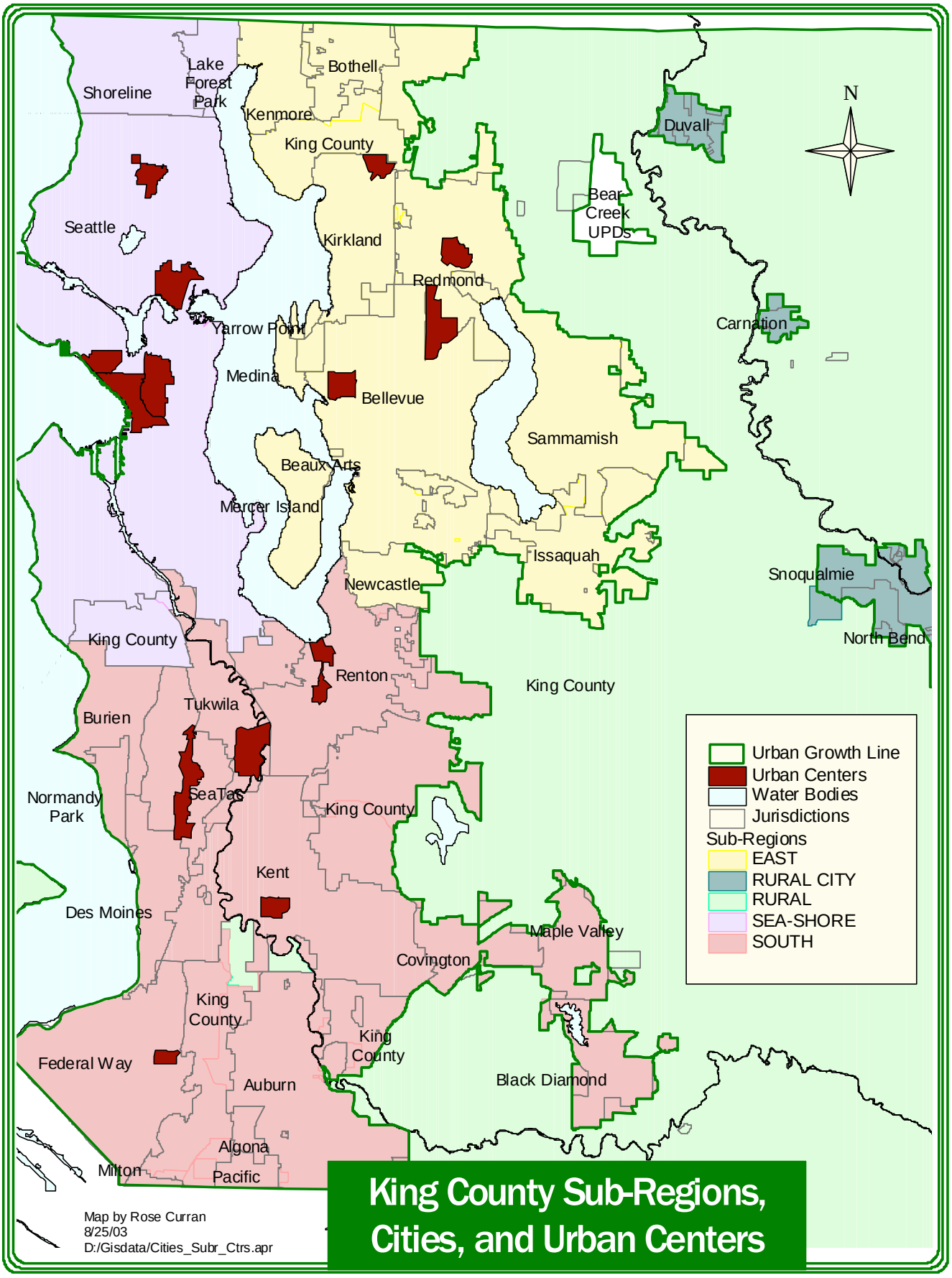


Fig. 34.7




Lake Forest Park
Bothell
Shoreline
Kenmore
King County
Duvall
N
Bear Creek UPDs
Seattle
Kirkland
Redmond
Carnation
Yarrow Point
Medina
Bellevue
Sammamish
Beaux Arts
Mercer Island
Issaquah
Snoqualmie
Newcastle
North Bend
King County
Renton
King County
Tukwila
Burien
Urban Growth Line
Urban Centers
Water Bodies
Jurisdictions
Sub-Regions
EAST
RURAL CITY
RURAL
SEA-SHORE
SOUTH
Normandy Park
SeaTac
King County
Kent
Des Moines
Maple Valley
Covington
King County
King County
Federal Way
Auburn
Black Diamond
Algona
Milton
Pacific
Map by Rose Curran
8/25/03
D:/Gisdata/Cities_Subr_Ctrs.apr
King County Sub-Regions, Cities, and Urban Centers

Outcome: Accommodate Residential and Job Growth in Urban Areas

Indicator 35: Comparison of Remaining Land Capacity to Household and Job Targets

Countywide Planning Policy Rationale

"The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted....The Urban Growth Area shall accommodate the 20-year projection of household and employment growth. *(CPP FW-12 & LU-26)*

The concern of Indicator 35 is whether King County has sufficient remaining land capacity to accommodate the residential and job growth that is projected to occur over the next 20 years.

For the 2002 King County Buildable Lands Report, jurisdictions studied their remaining land supply and calculated the number of housing units and jobs that could be accommodated on that land. Discounts were applied for sensitive areas and for other land constraints, including a market factor.

New targets for housing and jobs were established to extend from 2000 to 2022, a twenty-two year planning period. These targets supplant the original targets for 1993 - 2012.

We have now completed the first two years of the new 22 year planning horizon. Fig. 35.1 shows 1) the number of housing units built during these two years, 2) the 22 year housing target, and 3) the remaining target for 2022. It also shows 4) the estimated remaining residential capacity as of the end of 2002, and 5) the estimated remaining capacity once the targets are met..

In the last column of Fig. 35.1 the remaining housing target is shown as a percent of the current remaining capacity. It is likely that more capacity will become available between 2012 and 2022, but that is not included in this measure. Capacity is illustrated in Fig. 35.2.

Fig. 35.3 shows the new employment targets established for the 2022 planning horizon, by sub-region. It also shows the job capacity by sub-region, as determined for the 2002 Buildable Lands Report. There has been a net loss of jobs in King County from 2000 - 2002, so overall capacity has increased. Employment data by sub-region is not yet available for 2002, so it is not possible to update the sub-regional capacity.

Residential Capacity					in Relation to Target			
Sub-Area	Net New Units: 2001-2002	22 Year Housing Unit Target (2001 - 2022)	Percent Achieved in 2 years (9% of Target Period)	Remaining Target	Residential Capacity in 2000 (in Housing Units)	Est. Remaining Residential Capacity at end of 2002*	Est. Remaining Residential Capacity at end of 2022**	Percent of Current Capacity Needed to Meet Remaining 2022 Target
SEA-SHORE	7,440	56,369	13%	48,929	**122,340**	114,900	65,971	43%
EAST COUNTY	6,265	47,645	13%	41,380	**62,771**	56,506	15,126	73%
SOUTH COUNTY	5,952	42,355	14%	36,403	**68,991**	63,039	26,636	58%
RURAL CITIES	822	5,563	15%	4,741	**9,178**	8,356	3,615	57%
Urban Area Total	20,479	151,932	13%	131,453	**263,280**	242,801	111,348	54%

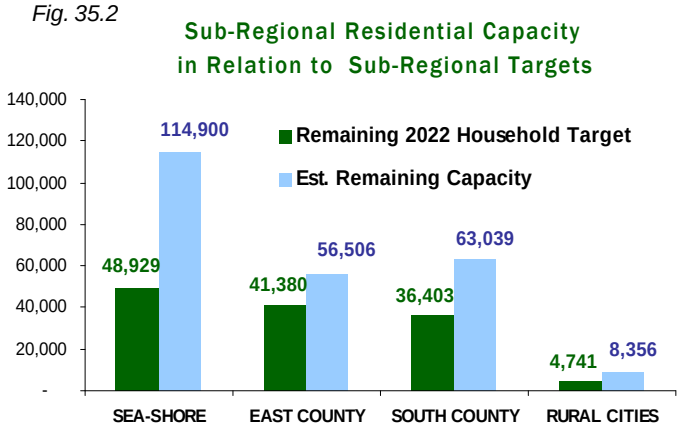
*Residential capacity as of the end of 2000 was calculated by each city for the 2002 Buildable Lands Report. The estimated remaining capacity is arrived at by subtracting the new units permitted during 2001 and 2002 from the capacity reported at the end of 2000. However, zoning changes and other events may affect the actual capacity of each jurisdiction as time goes on. The "remaining capacity" will necessarily be an estimate until a new study of capacity is undertaken. **Or capacity remaining whenever the 2022 targets are achieved.

Key Trends

Residential Capacity

- Countywide, 54% of the remaining residential capacity will be needed to meet the 2022 housing target. This leaves considerable room for growth beyond 2022.
- 73% of the capacity on the Eastside will be consumed to meet the 2022 target, while just 43% of the Sea-Shore capacity will be used up.
- Since the available housing capacity was calculated only for land likely to be available by 2012, it is probable that more housing unit capacity will emerge between 2012 and 2022, as market conditions make more land available, and redevelopment becomes a more cost-effective alternative.
- In the entire urban area there is currently capacity for 111,000 more units than will be needed to meet the 2022 household growth target.

Fig. 35.2



Indicator 35 (continued)

Employment Capacity

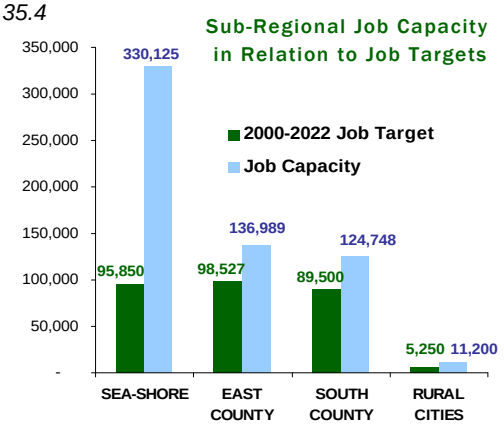
- In the County's Urban Growth Area, just 48% of the current job capacity will be needed to meet the 2022 employment target.
- More than half of the County's capacity will be available for job growth beyond 2022.
- In terms of numbers of jobs, King County has the capacity for nearly 314,000 more jobs than the targeted employment growth up to the year 2022.

Fig. 35.3

2000 - 2022 Job Capacity in Relation to Target			
Sub-Area	**2000-2022 Job Target**	**Current Job Capacity**	**Percent of Current Job Capacity Needed to Meet 2022 Target**
SEA-SHORE	95,850	**330,125**	29%
EAST COUNTY	98,527	**136,989**	72%
SOUTH COUNTY	89,500	**124,748**	72%
RURAL CITIES	5,250	**11,200**	47%
Urban Area Total	289,127	**603,062**	48%

- However, job capacity is not evenly distributed throughout the County's urban area. In the East County and South County, 72% of the current job capacity will be consumed in order to meet their employment targets, while in Sea-Shore, only 29% of the capacity will be used up in meeting its employment target.
- Job capacity tends to be more elastic than housing unit capacity. Employment density can increase significantly without a comparable increase in the supply of commercial / industrial land.

Fig. 35.4



Outcome: Accommodate Residential and Job Growth in Urban Areas

Indicator 36: Land With Six Years of Infrastructure Capacity

Countywide Planning Policy Rationale

"All jurisdictions shall develop growth phasing plans consistent with...adequate public facilities and services to meet at least the six-year intermediate household and employment target ranges." *(CPP LU-29)* "Jurisdictions shall adopt regulations to and commit to fund infrastructure sufficient to achieve the [20-year] target number." *(CPP LU-66, see also LU-28 and LU 67-68)*

This indicator arises from the "concurrency" requirement of the Washington State Growth Management Act, which requires that jurisdictions provide adequate infrastructure facilities to serve new development. In particular it stipulates that any needed infrastructure improvements or programs be in place at the time of development, or that there be a financial commitment to complete the improvements or strategies within six years.

Infrastructure capacity can mean a variety of public facilities, including sewer, water, parks or schools, as well as transportation infrastructure. However, the focus of discussion has usually been on transportation, and specifically, on whether an acceptable level of service (LOS) can be maintained on local roads when new development takes place.

Cities are expected to incorporate level of service standards for transportation facilities as part of their comprehensive planning. If traffic impacts of new development are such that the current infrastructure is inadequate, then the city can: 1) plan for the financial resources to improve the current transportation facilities; 2) encourage new development in areas where plenty of transportation capacity is already in place; 3) adapt the LOS standard to a lower level in areas where growth is desirable, while pursuing ways to mitigate travel demand and expand public transit opportunities.

It is not yet clear whether a meaningful measurement of land with adequate infrastructure can be expected in the next few years. A different way of approaching this issue may be needed.

Key Findings

- There is currently no consistent definition of what constitutes "land with six years of infrastructure capacity", and thus, no way to measure it countywide.
- To work towards greater consistency in meeting this GMA goal, the Puget Sound Regional Council (PSRC) has undertaken a study of how concurrency is being implemented by local jurisdictions. Its findings and recommendations are summarized in a final report (July 2003), available at www.psrc. org/projects/growth/concur/concurrency.htm

PSRC's recommendations include:

- Focusing on multimodal transportation solutions rather than just auto congestion
- Better coordination among jurisdictions
- Providing a region-wide manual to establish similar concurrency standards in the area.
- Raising more revenues for infrastructure improvement through targeted impact fees.

Outcome: Encourage Livable, Diverse Communities

Indicator 37: Acres of Urban Parks and Open Space

Countywide Planning Policy Rationale

"All jurisdictions shall work cooperatively to ensure parks and open spaces are provided as development and redevelopment occur." *(CPP, CC-11)*

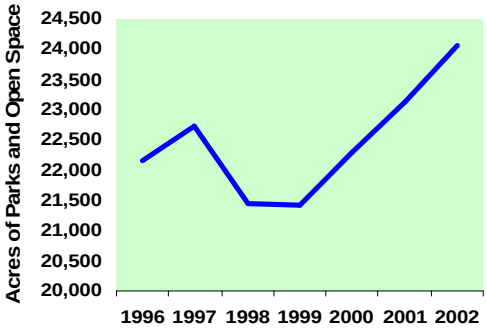
The parks and open space indicator measures the change in parks acreage over time. It also measures whether we are increasing our parks and open space in proportion to the growth in our population. The National Recreation and Park Association (NRPA) recommends a ratio of 6 - 10 acres per thousand residents for "close to home" park space, and a ratio of 15.2 acres per thousand for "regional space".

Key Trends

- Total acreage of municipal and regional parks and open space in urban King County has increased by 1,800 acres since 1996, or about 8%.
- The urban population grew by just 7% during this period, resulting in a net increase in park space per resident.
- The acres of parks per thousand residents has nearly regained its 1997 level*, and is now at 14.6 acres per person.

*Fig. 37.1**

Total Acres of Urban Parks and Open Space



**In 1998 the urban boundary was adjusted, changing Cougar Mtn. Wildland from urban park to rural. This accounts for the severe drop in urban park acreage in that year.*

Fig. 37.2

Acres of Urban Park and Open Space Per Thousand Residents

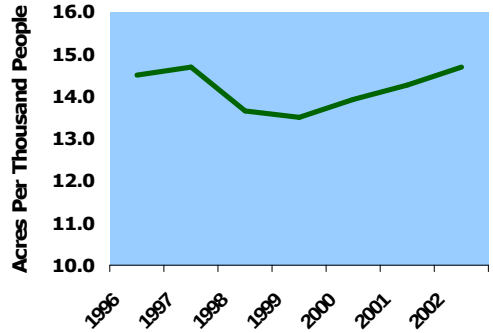


Fig. 37.3

Acres of Parks and Open Space in King County in 2002

	Total for 2001*	New acres created in 2002	New acres transferred, annexed, or acquired in 2002	Acres removed from park usage in 2002	Total Reported at end of 2002
SEA-SHORE					
Lake Forest Park	22.3	11.7	-	-	**33.9**
Seattle	6,056.9	16.5	-	(0.3)	**6,073.1**
Shoreline	345.3	-	-	-	**345.3**
Sea-Shore Total	**6,424.4**	**28.2**	**-**	**(0.3)**	**6,452.3**
EAST					
Beaux Arts	-	-	-	-	**0.0**
Bellevue	2,226.7	-	24.5	(0.3)	**2,250.8**
Bothell	188.9				**188.9**
Clyde Hill	0.9				**0.9**
Hunts Point	10.0	-	-	-	**10.0**
Issaquah	783.4	-	387.6	-	**1,171.0**
Kenmore	112.2	-	-	-	**112.2**
Kirkland	473.3	0.2	35.0	-	**508.5**
Medina	26.7				**26.7**
Mercer Island	276.8	-	78.5	-	**355.3**
Newcastle	301.4	50.4	-	-	**351.8**
Redmond	1,269.4	4.4	-	-	**1,273.8**
Sammamish**	214.5	-	77.0	-	**291.5**
Woodinville	65.5				**65.5**
Yarrow Point	19.9				**19.9**
East Total	**5,969.5**	**55.0**	**602.5**	**(0.3)**	**6,626.8**
SOUTH					
Algona	4.3				**4.3**
Auburn	631.0	-	17.9	-	**648.9**
Black Diamond	51.0				**51.0**
Burien	300.3	-	15.3	-	**315.6**
Covington**	15.0	37.4	-	-	**52.3**
Des Moines	128.5	-	-	-	**128.5**
Federal Way	826.0	-	20.0	-	**846.0**
Kent	1,340.6	11.2	1.4	-	**1,353.2**
Maple Valley**	23.8				**23.8**
Milton	5.0				**5.0**
Normandy Park	94.2	-	5.2	-	**99.4**
Pacific	44.2				**44.2**
Renton	1,135.4	-	-	-	**1,135.4**
SeaTac	366.0	-	-	(55.0)	**311.0**
Tukwila	135.8	-	-	-	**135.8**
South Total	**5,101.1**	**48.5**	**59.9**	**(55.0)**	**5,154.5**
RURAL					
Carnation	105.7	-	-	-	**105.7**
Duvall	47.4				**47.4**
Enumclaw**	114.9	-		-	**114.9**
North Bend	227.5				**227.5**
Skykomish	7.0				**7.0**
Snoqualmie	541.7				**541.7**
Rural Cities Total	**1,044**	**-**	**-**	**-**	**1,044**
Total Cities	**18,539**	**132**	**662**	**(56)**	**19,278**
Urban Uninc. KC	4,835	0.0	-171	0.0	**4,664**
All Urban Area	**23,374**	**132**	**491**	**(56)**	**23,942**

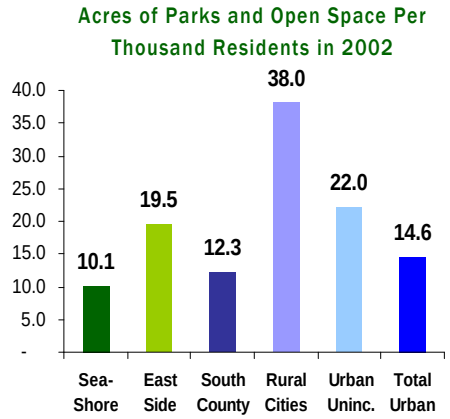
**Total parks acreage in 2001, as reported in 2002, was confirmed or corrected by the jurisdictions for this report. Blue numerals in column 1 indicate cities that did not report 2002 data.*

***King County transferred several parks in January of 2003. These included 23 acres to Covington, 79.2 acres (Beaver Lake Park) to Sammamish, and 115 acres (Lake Wilder-ness Park) to Maple Valley. These are **not** included in this count of acreage for 2002. Enumclaw acquired 58.25 acres for future open space, but it is in rural King County, outside of Enumclaw's UGA.*

Indicator 37 (continued)

- A number of cities have acquired or created new park land, in addition to acreage that was transferred or annexed.
- The dedication of new land to parks is needed to maintain and improve the parks-to-resident ratio as the population grows.
- Fig. 37.3 shows that the amount of parks space per thousand residents differs considerably from one sub-region to another.
- With a relatively small number of residents, the rural cities have the most generous amount of park space per person. The rural cities have nearly four times the park space per thousand residents that densely-populated Sea-Shore has.
- East King County has significantly more parks acreage per resident than does the South County.

Fig. 37.3



Outcome: Balance Jobs and Household Growth

Indicator 38: Ratio of Jobs to Housing in King and Surrounding Counties

Countywide Planning Policy Rationale

"Growth management involves planning for economic and population growth, determining where new jobs and housing should go... in accordance with the ability to provide infrastructure and services....All jurisdictions shall indicate planned employment capacity and targeted increases in employment for 20 years insides and outside Urban Centers." CPP IB & LU 68. See also LU 66-67.

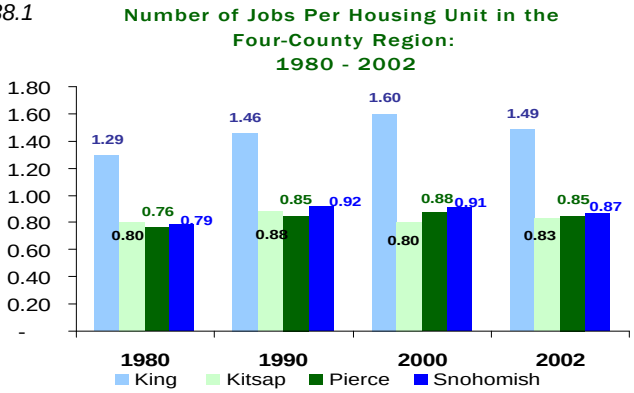
This indicator monitors the balance between employment growth and housing growth in the four-county region. King County has historically been the job center for this region, and it continues in that role.

A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other. A sub-regional breakdown of jobs in King County is not yet available for 2002, so this year's report focuses on the jobs-housing balance in the greater Puget Sound region.

Key Trends

- In 2002, there were just under 1.5 jobs per housing unit in King County.
- The ratio of jobs to housing units in King County is currently about the same as it was in 1990, after a surge to 1.60 jobs per housing unit at the end of the economic boom of the late 1990's.
- The growth of housing usually trails employment growth by 1-3 years, since it takes several years for the housing industry to meet the new level of demand.

Fig. 38.1



Ratio of Employment (Non-Agricultural) to Housing Units in the Four-County Region

	1980	1990	2000	2002
King	1.29	1.46	1.60	1.49
Kitsap	0.80	0.88	0.80	0.83
Pierce	0.76	0.85	0.88	0.85
Snohomish	0.79	0.92	0.91	0.87

- King County remains the job center for the Puget Sound region, as it has been historically. It has more jobs than housing units, while the neighboring counties have more housing units than jobs.
- Pierce and Snohomish County have both shown job growth slightly ahead of housing growth since 1980, increasing their share of jobs to .85 and .87 per housing unit from .76 and .79 in 1980.
- Like King County, Pierce County's jobs-housing ratio has stayed close to the same as it was in 1990.
- Kitsap and Snohomish show a slight decline in their ratio of jobs to housing units over the last decade.
- Snohomish has been hit by job losses at Boeing, while housing development continues to grow.

What We Are Doing

- Finding ways to build housing more efficiently within the urban areas of King County, particularly in the sub-regions where employment is growing.
- Planning for residential development in Urban Centers, where jobs and access to public transportation are available.

Outcome: Maintain the Quality and Quantity of Natural Resource Lands

Indicator 39: Acres in Forest Land

Countywide Planning Policy Rationale

"Agricultural and forest lands are protected primarily for their long-term productive resource value. However, these lands also provide secondary benefits such as open space, scenic views and wildlife habitat." (CPP LU-1)

Measuring the number of acres in forest and farmland is a way to monitor any change in our natural resource lands over time. There are technical and definitional challenges in counting forest acreage that may cause minor differences in acreage from year to year. Despite these minor discrepancies, Indicator 39 will detect if there are any major declines in forest land that would be cause for concern.

It is not only the amount of land that is at stake, but the maintenance of its quality as a significant resource. Forest production is an important economic resource of the County, while the preservation of forest land provides many other benefits. It provides habitat for many species of wildlife, it protects stream quality for salmon habitat, it improves air quality, and it provides aesthetic and recreational opportunities.

The King County Forestry Program is dedicated to the retention of forestland for its environmental, social, and economic benefits. It strives to prevent the parcelization of large industrial forests, and to encourage forest stewardship by residential forest landowners. It is particularly concerned about the potential loss of forest land to residential development.

Fig. 39.1

Acres of Forest Land in Various Categories			
	1995	**2000**	**2002**
Forest Production District			
Federal Ownership	337,000	336,000	351,000
State Ownership	83,000	89,000	90,400
Municipal and County Ownership	94,000	118,000	117,000
Private / Industrial Ownership	310,000	281,000	236,000
NIPF* Ownership			21,000
Other (Water bodies, rights of way, etc.)			9,200
Total Forest Production Area	824,000	824,000	824,600
Rural Forest Focus Areas**			
Federal Ownership			70
State Ownership			4,800
Municipal and County Ownership			7,400
Private / Industrial Ownership			4,800
NIPF* Ownership			33,800
Other (Water bodies, rights of way, etc.)			1,430
	45,000	53,000	52,300
Total Forest Areas**	**869,000**	**877,000**	**876,900**

*NIPF = Non-Industrial Private Forest land. This land was reported in the "private, industrial ownership" category prior to 2002. **The increase in the rural forest focus areas from 1995 to 2000 is due to discrepancies in G.I.S. data or definitional changes, rather than actual increase in forest land. These discrepancies also affect the total forest acreage.

Key Trends in Forest Resouces

- There has been no significant change in the total acreage of forest land over the last 7 years.
- Between 1972 and 1996, areas in King County with forest cover had decreased by 33%.
- There have been changes in ownership in the forest production district, with a notable increase in ownership by government agencies as opposed to private/ industrial holders. Some of these transfers of ownership have been part of the effort to conserve forest resouirce land and prevent its conversion to residential development.
- A problematic trend has been the sub-dividing of the Rural Forest District into increasingly small parcels. There has been a steady decrease in the number of parcels larger than 25 acres, and an increase in all categories of parcels smaller than 25 acres.
- There are now only five private landowners with more than 500 acres.
- The increase in the number of owners with less than 20 acres of land suggests that larger landowners are continuing to subdivide their land into 5 and 10 acre lots, the minimum size allowed by Rural Area zoning. This trend indicates the likelihood of conversion to residential development, with the resulting loss of contiguous forest habitat.

What We Are Doing

- In partnership with Cascade Land Conservancy, acquiring 260 acres of forestland near Falls City in order to conserve much of it from development.
- Purchasing development rights on the 443 acres of Ames Lake Forest through the Transfer of Development Rights Program, thus preventing its conversion to residential estates.
- Through the King County Forestry Program, helping landowners to develop forest stewardship plans. Providing forest stewardship workshops and classes in cooperation with other agencies.
- Offering several financial incentive programs that can benefit forest landowners, such as the Current Use Taxation Program.

Outcome: Maintain the Quality and Quantity of Natural Resource Lands

Indicator 40: Acres in Farmland and Number and Average Size of Farms

Countywide Planning Policy Rationale

"A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area with its mix of forests, farms, high-quality natural environment....Commercial and non-commercial farming...shall be encouraged to continue and to expand as possible." *(CPP FW-9. See also LU 22 - 23)*

Indicator 40 monitors how well we are maintaining our agricultural resource land, in the same way that Indicator 39 monitors forest land. Fig. 40.3 (which was formerly reported as part of Indicator 39) looks at whether there has been any significant change in the total amount of agricultural land. Note that the minor changes in acreage are due to measurement differences rather than genuine change in the amount of farmland.

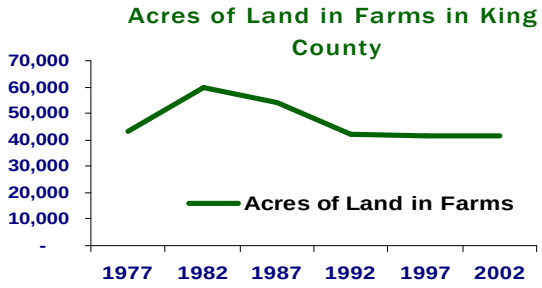
As with forest land, it is the quality of the land use that is at stake as well as the quantity. When farmland is subdivided, or farms shrink in size from other causes, it becomes difficult to sustain agriculture on them, and they are vulnerable to development for non-agricultural purposes.

King County's Farm Program aims to support sustainable farming in a number of ways, as well as to preserve and protect our remaining agricultural land.

Key Trends in Farmland Resouces

- There has been very little change in total acres in farms since 1992. From 1982 - 1992 there was a gradual loss of farms to development.

Fig. 40.1



- The number of farms has declined slightly since 1992, with a proportionate increase in the average size of farms. At an average of just 38 acres farm sizes are relatively small in King County.
- The proportion of the total County land area that is currently being farmed has remained at about 3% since 1992.

Fig. 40.2

Total Number and Average Size of Farms in King County						
	1977	1982	1987	1992	1997	2002*
Acres in Farms	43,116	59,813	54,172	42,290	41,653	41,300
Number of Farms	1,187	1,719	1,498	1,221	1,091	1,100
Average Farm Size, in Acres	36	35	36	35	38	38
Proportion of County Land Area in Farms	3%	4%	4%	3%	3%	3%

*There is a farm census taken every 5 years. One was completed in 2002, but the numbers are not yet available for 2002, so the numbers given here are an estimate.

- Land currently in farms does not account for all preserved agricultural land in King County. There are over 50,000 acres of farmland in various types of zones.
- Over 80% of the farmland in King County (41,000 acres) is located in the agricultural production districts.
- Just under 9,000 acres are enrolled in the Current Use Taxation program related to farming. Most of this is in the Rural Farm Districts.
- There are currently an additional 740 acres of agricultural-zoned land outside of the APDs or the Rural Farm Districts.

Fig. 40.3

Acres of Farm Land in Various Categories*			
	1995	2000	2002
Agricultural Production District	41,000	41,210	40,560
Agricultural Zoned Land outside of APDs and Rural Farm Districts	9,200	647	740
Acres of land enrolled in Current Use Taxation related to Farming		8,675	8,775
Total Farm Areas	**50,200**	**50,532**	**50,075**

*Discrepancies in these numbers from 1995 to 2002 are due to differences in measurement method, rather than to any significant change in farmland acreage.

What We Are Doing

- Promoting and aiding local agriculture through King County's Agriculture Program, including Puget Sound Fresh, Farm Link, the Agricultural Drainage Assistance Program, and the Farmland Preservation Program.
- Assisting farmers with installing Best Management Practices as outlined on their farm plan through the Agricultural Cost-Share Program.
- Through the Farmland Preservation Program, continuing to purchase development rights on select agricultural properties in order to preserve it as farmland.
- Promoting environmentally-friendly agriculture.
- Working with farmers to develop critical areas legislation that will preserve farming while protecting water quality and other natural resources.
- Preserving wildlife through the protection of agricultural land.
- Working through the comprehensive plan process to streamline regulations in order to improve opportunities for farmers to "add value" to their products and to sell directly to consumers.

Data Sources for Land Use Indicators

Indicator 30: New Housing Units in Urban and Rural Areas and Urban Centers

Data Source: King County Jurisdictions, Buildable Lands data collection for 2001 and 2002. Puget Sound Regional Council.

Indicator 31: Employment in Urban and Rural Areas and Urban Centers.

Data Source: Washington State Employment Security Department, reported by the Puget Sound Regional Council.

Indicator 32: Redevelopment

Data Source: King County Jurisdictions.

Indicator 33: Ratio of Land Consumption to Population Growth

Data Source: King County Buildable Land Report, King County Jurisdictions, U.S Census 2000, the Washington State Office of Financial Management.

Indicator 34: Ratio of Achieved Density to Allowed Density of Residential Development

Data Sources: King County Buildable Lands Report, King County Jurisdictions, and the Suburban Cities Association.

Indicator 35: Land Capacity as a Percent of Twenty-Year Household andJob Targets

Data Source: 2002 King County Buildable Lands Report, King County Jurisdictions and the Suburban Cities Association.

Indicator 36: Land with Six Years of Infrastructure Capacity

Data Source: No data available. Puget Sound Regional Council is studying this issue, and their reports are available at www.psrc.org/projects/ growth/concur/ concurrency.htm

Indicator 37: Acres of Urban Parks and Open Space

Data Source: King County Jurisdictions, King County Parks and Recreation; National Park and Recreation Association; the Washington State Office of Financial Management.

Indicator 38: Ratio of Jobs to Housing in King and Surrounding Counties.

Data Source: Washington State Employment Security Department; Washington State Office of Financial Management. U.S. Census 1980, 1990 and 2000.

Indicator 39: Acres in Forest Land

Data Sources: King County Department of Natural Resources.

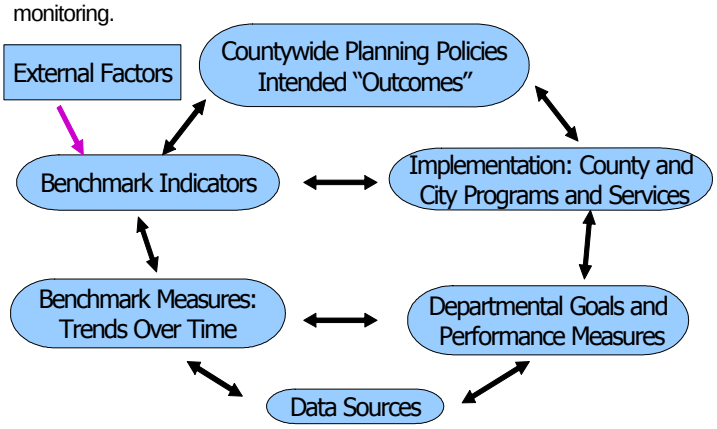
Indicator 40: Acres in Farmland, and Number and Average Size of Farms

Data Sources: U.S. Census of Agriculture, King County Department of Natural Resources.

Benchmarking as Strategy for Change

(Continued from page one)

are intended to implement those goals. The diagram below is one way of envisioning the interplay of policy, program implementation and outcome monitoring.



High-level indicators such as the 45 Benchmark Indicators, selected in 1995 for monitoring by the GMPC, are often affected by external factors outside the control of government agencies. Some, such as the economic indicators, are less responsive to local government strategies than others, such as land use indicators. But good policy implies implementation, and its intention is to create real, long-term improvement in the quality of our lives in King County. Tracking these indicators lets policy-makers know if that improvement is happening.

The **King County *Countywide Planning Policies* Benchmark Program** is a program of the Metropolitan King County Growth Management Planning Council. Reports on the 45 Benchmark Indicators are published annually by the King County Office of Budget. In 2003 - 2004, the annual reporting will be accomplished through five bi-monthly publications, of which the Land Use Report is the first. It will be followed by reports on Economic, Housing, Transportation and Environmental Indicators. A companion to these reports is the **King County Annual Growth Report.** All reports are available on the Internet at http:// www.metrokc.gov/budget/. For information about the **Benchmark Program**, please contact Rose Curran, Program Manager (206) 205-0715, FAX (206) 205-0719; e-mail: rose.curran@metrokc.gov. The Benchmark Program address is King County Office of Budget, Room 406, King County Courthouse, Seattle, WA 98104.

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